



PROCTORS

ESTATE AGENTS

2 Preston New Road, Blackburn, Lancashire, BB2 1AW
Tel. 01254582489
Email. blackburn@proctorsestateagents.co.uk
Web. proctorsestateagents.co.uk



8 Worsten Avenue, Blackburn

“Offers Over” £180,000

Three bedroomed end town house situated in popular residential location close to all excellent local amenities. The property is located in the ever popular Livesey area of Blackburn and provides comfortable family living. The accommodation briefly comprising entrance, lounge, dining room, fitted kitchen, two piece cloaks, three first floor bedrooms served by a three piece wet room. The property is complemented by PVC double glazing and gas central heating. Externally, there is a driveway which leads to a single detached garage with gardens to the front and rear. Viewings are highly recommended.



8 Worsten Avenue, Blackburn

ACCOMMODATION

ENTRANCE

Laminate flooring, radiator

TWO PIECE CLOAKROOM

Low level WC, wash hand basin, PVC double glazed window, radiator

LOUNGE

12' 6" x 14' 5" (3.81m x 4.39m) PVC double glazed bay window, radiator, laminate flooring, real living flame gas fire

DINING ROOM

9' 7" x 8' (2.92m x 2.44m) Laminate flooring, PVC double glazed door, radiator

KITCHEN

9' 2" x 8' 11" (2.79m x 2.72m) Built in oven, hob, extractor fan, 1 1/2 stainless steel single drainer unit with mixer tap, tiled floor, plumbed for washing machine, PVC double glazed window

STAIRS TO FIRST FLOOR LANDING

BEDROOM ONE

11' 2" x 10' 4" (3.4m x 3.15m) PVC double glazed window, radiator

BEDROOM TWO

11' 3" x 9' 5" (3.43m x 2.87m) PVC double glazed window, radiator

BEDROOM THREE

6' 1" x 7' 7" (1.85m x 2.31m) PVC double glazed window, radiator

THREE PIECE WET ROOM

Low level WC, wash hand basin, shower, PVC double glazed window, heated towel rail

OUTSIDE

Driveway leading to single detached garage, gardens to the front & rear

PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



Tenure	Unknown
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	TBC

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

8 Worsten Avenue, Blackburn



Proctors Blackburn

2 Preston New Road, Blackburn, Lancashire, BB2 1AW

Tel. 01254582489

Email. blackburn@proctorsstateagents.co.uk

Web. proctorsstateagents.co.uk

8 Worsten Avenue, Blackburn



Proctors Blackburn

2 Preston New Road, Blackburn, Lancashire, BB2 1AW

Tel. 01254582489

Email. blackburn@proctorsstateagents.co.uk

Web. proctorsstateagents.co.uk

%epcGraph_c_1_198%